WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1077090 DEEDWARR
12/01/2023 09:41:12 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20231201-0092757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE SHELLEE DORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	NEW OWNER	
(NAME) 7703 N. Lamar Blvd	(NAME)	041 11 0 077.00
(ADDRESS) Austin, TX 78752	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PAT WAGGONER, EXECUTOR OF THE ESTATE FOR WILLIAM R. JORDAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot Number 339 on the Plan of Bellshire Estates, Section "A", as of record in Plat Book 2331, Pages 115 and 116, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Sussex Drive at the corner of Lot Numbers 339 and 352; thence with the line between said lots Eastwardly 250.5 feet to a point; thence with the line between Lot Numbers 339 and 340, which is a broken line, Southwardly 273 feet to a point in the Northerly margin of Sussex Court; thence with said Court Westwardly 162 feet to the beginning of a curve; thence around said curve in a Northeasterly direction, 39.3 feet to a point in the North margin of Sussex Drive; thence with said Drive, Northwardly 229 feet to the point of beginning.

Being the same property conveyed to William R. Jordan, by Warranty Deed from Elizabeth C. Williams, unmarried, of record in Instrument No. 20071109-0132300, in the Register's Office of Davidson County, Tennessee, dated November 05, 2007 and recorded on November 09, 2007. William R. Jordan died testate on October 17, 2022, said Will directs the property to be sold as part of the Probate Estate, pursuant to Probate Case No. 22PR-12712, filed in the Chancery Court for Williamson County, Tennessee.

W.R.Jordan, William R. Jordan and William Robert Jordan, are one of the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1220 Sussex Ct., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Witness my hand this 30 day of November, 2023

THE ESTATE OF WILLIAM R. JORDAN

BY: Pat Waggoner

PAT WAGGONER, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Pat Waggoner with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Executor of the Estate of William R. Jordan, and who further acknowledged that he is authorized to execute the within instrument as Executor of William R. Jordan said Estate.

Witness my hand and official seal this 30 day of November, 2023.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Notary Public